BOOK 5042 PAGE 69

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bertha M. Griffith | First Federal Savings & Loan | Map 133-14 |
| (NAME) | (NAME) | |
| 502 Elaine Dr. | 236 4th Ave. North | Par 18 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37211 | Nashville, Tenn. 37219 | 6D-24325 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)----------

----------*Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4226, page 898, Register's Office for Davidson County, Tennessee.

I, Emma Mina Trenary, single,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Bertha M. Griffith,

her ~~XXXXXXX~~ *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 73 on the Plan of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 73 fronts 85 feet on the north side of Elaine Drive and runs back 122.5 feet on the east line and 181.3 feet on the west line to a dead line in the rear, which is a broken line, measuring 110.4 feet thereon.

Being the same property conveyed to Harold D. Trenary and wife, Emma Mina Trenary, by deed from James Rodney Taylor and wife, Patricia West Taylor, of record in Book 4372, page 233, Register's Office for Davidson County, Tennessee. The said Harold D. Trenary is now deceased.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchaser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,995.97

Subscribed and sworn to before me, this the 1st day of July 19 76

Affiant Mrs Bertha M Griffith

My commission expires: Dec 3, '78 (Affix Seal)

Notary Public Mary E. Kilpatrick

This is ~~unimproved~~ improved property, known as 502 Elaine Dr. (House Number) Nashville, Tenn. 37211 (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Bertha M. Griffith, her ~~XXXXXXX~~

*heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Bertha M. Griffith, her

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 1st *day of* July, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Emma Mina Trenary

This Instrument Was Prepared By

Phillip Saindon (emp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary B. Kilpatrick, a Notary Public in and for said County and State, Emma Mina Trenary,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 1976.

Mary B. Kilpatrick Notary Public

Commission expires Dec. 3, '78

MARY B. KILPATRICK NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

| | | | | | |
|---|---|---|---|---|---|
| JUL-6'76 | CONV | 27,995.97 | | | |
| JUL-6'76 | S'TAX | | B* | 72.80 | |
| JUL-6'76 | PR'FEE | | B* | .50 | |
| JUL-6'76 | W'DEED | | B* | 4.00 | * 77.30 |

**WARRANTY DEED**

FROM

EMMA MINA TRENARY, SINGLE

TO

BERTHA M. GRIFFITH

OAKES AND SMITH REALTY CO., INC.

D56799

REFERENCE

JUL 6 8 23 AM '76

REGISTER

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON